027.0	0002	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	977,700 / 977,700
					USE VALUE:	977,700 / 977,700
					ASSESSED:	977,700 / 977,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62	-64	OXFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARINO ANDREA B
Owner 2:	
Owner 3:	
Street 1:	64 OXFORD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LANE MARILYN E -
Owner 2:	-
Street 1:	62 OXFORD STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 2402 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	518,200	4,700	454,800	977,700
Total Card	0.114	518,200	4,700	454,800	977,700
Total Parcel	0.114	518,200	4,700	454,800	977,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.04 | /Parcel: 407.04

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 18448
GIS Ref
GIS Ref
Insp Date 10/14/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 027.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	518,200	4700	4,950.	454,800	977,700		Year end	12/23/2021
2021	104	FV	494,700	4700	4,950.	454,800	954,200		Year End Roll	12/10/2020
2020	104	FV	494,500	4700	4,950.	454,800	954,000	954,000	Year End Roll	12/18/2019
2019	104	FV	384,200	4700	4,950.	483,200	872,100	872,100	Year End Roll	1/3/2019
2018	104	FV	384,200	4700	4,950.	352,500	741,400	741,400	Year End Roll	12/20/2017
2017	104	FV	360,500	4700	4,950.	307,000	672,200	672,200	Year End Roll	1/3/2017
2016	104	FV	360,500	4700	4,950.	261,500	626,700	626,700	Year End	1/4/2016
2015	104	FV	321,400	4700	4,950.	255,800	581,900	581,900	Year End Roll	12/11/2014

!2246!

PRINT

Date	Time
12/29/21	21:14:01

LAST REV

Date	Time
09/02/21	13:36:40
mmcmakin	

USER DEFINED

Prior Id # 1:	18448
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2246

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LANE MARILYN E,	78453-55		8/11/2021	Convenience	1	No	No		
	13379-58		1/19/1978	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/25/2018	479	Insulate	8,319	C				
1/22/2003	43	Redo Kit	15,000					
10/25/2000	920	Porch	10,000	C				REBUILD 2STY RR PO

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	KB	Kevin B
4/30/2009	Measured	163	PATRIOT
7/28/2005	Inspected	BR	B Rossignol
4/5/2000	Inspected	264	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	267	PATRIOT
8/9/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,802	Spl Credit		Total:	454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08713567
Const Adj.:	1.01949608
Adj $ / SQ:	199.500
Other Features:	113500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	704035
Depreciation:	185865
Depreciated Total:	518170

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

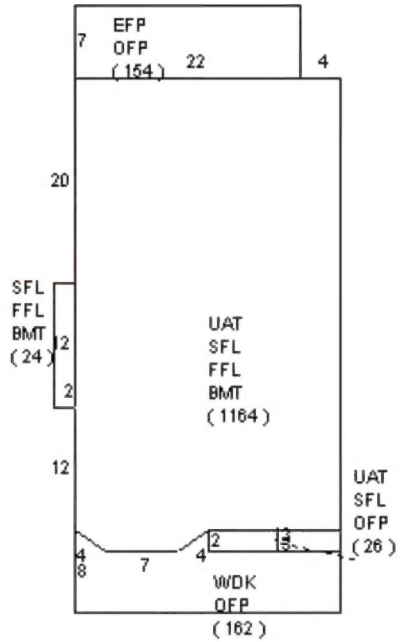
No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	199.50
Special Features:	0	Val/Su Net:	113.99
Final Total:	518200	Val/Su SzAd	215.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,214	199.500	242,192
BMT	Basement	1,188	59.850	71,102
FFL	First Floor	1,188	199.500	237,005
OFP	Open Porch	342	21.740	7,435
UAT	Upper Attic	298	79.800	23,740
WDK	Deck	162	12.410	2,010
EFP	Enclos Porch	154	45.780	7,050
	Net Sketched Area:	4,546	Total:	590,534
Size Ad	2402	Gross Area	5438	FinArea 2402

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1916	21.93	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

IMAGE

AssessPro Patriot Properties, Inc